

NORTHGATE MALL CODE REQUIREMENTS AND REQUESTED DEPARTURES

SUMMARY

BACKGROUND

1. Simon's initial proposal

- Redevelopment of 23 acres of the Northgate Mall site including over 15 acres of the parking lot. Addition of six building pads on the west side of the mall and one pad on the SE corner. Included a parking structure with pedestrian walkways on the north and east sides only and connecting NE 103rd to the Food Court.
- all parking spaces large size, none compact
- used conventional water quality and detention facilities to meet the stormwater code
- contained few new pedestrian pathways on the west side of the mall and no sidewalk where none exists today along 1st Ave NE between NE 103rd St. and NE 105th St.

2. Simon's revisions to date in response to input from Stakeholders and City staff

- moved buildings at NW and SE corners to street edge
- created continuous pedestrian pathways throughout the west side of the mall
 - added a sidewalk segment to complete the sidewalk on 1st Ave. NE
 - added a sidewalk segment on the west side of the parking structure creating a pedestrian connection to move people from the SW parking lot area to the mall, and anticipating a potential future transit center connection across NE 103rd St.
- removed driveway adjacent to the parking garage and J.C. Penney and added landscaping to enhance pedestrian pathway and provide water quality treatment using natural drainage
- added pedestrian pathway adjacent to south access drive at NE 105th St, through parking lot and connecting 1st Ave NE sidewalk to new mall plaza entry (which is a 10' wide landscaped pedestrian walkway per SMC 23.71.016.G)
- added pedestrian pathways to connect NW corner to the north-south pedestrian promenade in front of the new stores
- reconfigured parking near NW corner to enhance pedestrian landscaped access (which is a 10' wide landscaped pedestrian walkway per SMC 23.71.016.G)

3. Preliminary agreement on natural drainage systems option 3. Uses landscaped swales every other parking aisle and unit pavers to achieve water quality requirements (details subject to outcome of final review by Simon's geotech.). Exact distribution of unit pavers still to be determined.

CODE REQUIREMENTS AND DEPARTURES REQUESTED

1. Parking requirements

	Code (SMC 23.54.030.B.2.c)	Simon initial proposal	Current Proposal (Natural Drainage System)
Small	(35%-65%)	0	11%
Med	No requirement	0	0
Large	At least 35%	100%	89%

The parking requirements include stall and aisle size requirements as well as a minimum 35% small stall requirement.

Simon seeks a partial departure from this requirement to reduce the number of small stalls from the 35% requirement to 11%. The small stalls incorporate a wider natural drainage system swale in the lower-use zones.

The reconfigured parking and new parking structure add a net of 14 additional parking spaces above the existing number.

2. Requirement for 10'landscaped pedestrian pathways

SMC 23.71.016.G.2.c provides:

“For surface parking areas exceeding two hundred fifty (250) parking spaces, a ten-foot (10') wide landscaped pedestrian walkway separating each of these parking areas and connecting to the building is required. Or separation of parking areas exceeding two hundred fifty (250) spaces shall be provided by structures on-site. These landscaped pedestrian walkways may be counted towards open space requirements as provided in Section 23.71.014.”

Simon requests a partial departure from this requirement as follows. Strict interpretation of this requirement to apply to all surface-parking west of the mall and to allow no contiguous groupings of parking spaces larger than 250 spaces would mean that the 1,325 parking spaces in this area would require six landscaped pedestrian walkways. These would comprise a total of 1,800 linear feet.

Simon is proposing two 10-foot wide landscaped pedestrian walkways (600 linear feet) plus 1200 linear feet @ 15-foot width (wider in plaza areas) north-south pedestrian promenade. In addition, the natural drainage features discussed above will provide landscaped separations within the parking area mitigating the appearance of otherwise undivided parking.

It is thought the pattern of walkways currently proposed forms an “organic” pattern for pedestrian travel across the site from surrounding areas in a manner consistent with the new Northgate Open Space and Pedestrian Plan. This path includes the promenade along

the front of the new retail stores and pedestrian linkages between the mall, the sidewalk as the northwest corner of site, the sidewalk along 1st Ave. NE, and to areas to the south across NE. 105th Street.

3. Landscaping and open space requirements

NOTES:

- There are two different requirements.
- Simon is not requesting any departures from these requirements.

1. *Citywide land use code requirement:* SMC 23.42.128 provides that nonconforming parking areas may be restriped and that in "...commercial zones, surface parking areas that are nonconforming due to lack of required landscaping and are proposed to be expanded by ten (10) percent or more in number of parking spaces or in area are required to be screened and landscaped according to the standards of Section 23.47.016...to the extent feasible as determined by the Director. No additional landscaping is required within the parking lot by the general code sections because the site does not increase area or number of stalls by more than 10% (SMC 23.42.128.D)." The NDS option increases the square footage to 75,000, which includes natural drainage vegetated planters in every other parking aisle.

2. *Northgate Overlay District Open Space requirement¹ (15% of new gross floor area (GFA) and demonstrate that requirement is met and degree to which it is exceeded.*

Code requires 15,900 s.f. of open space which may include pedestrian pathways, plazas, and landscaping (and other forms as described in SMC 23.71.014). Simon's initial proposal provided 45,000 square feet of open space (pedestrian pathways, landscaping, and plazas). The current proposal now exceeds 75,000 square feet of open space which includes natural drainage---nearly five times the minimum code requirement for open space.

	Code (SMC 23.71.014)	Simon's initial proposal	Simon's current proposal
Open space requirement – 15% new GFA <ul style="list-style-type: none">• <i>landscaped</i>• <i>usable</i>	15,900 s.f. min. 1/3 min. 1/5	45,000 s.f.	75,000 s.f.

¹ Note: pedestrian paths and landscaping are considered "open space" for this requirement.